

SOLICITATION OF PROFESSIONAL SERVICES

STATE OF NEW JERSEY
DIVISION OF PROPERTY MANAGEMENT AND CONSTRUCTION (DPM&C)

NEW PROJECT
DPMC NUMBER: A1254-00
BUILDING HVAC CONTROLS UPGRADE
RICHARD J. HUGHES JUSTICE COMPLEX
TRENTON, MERCER COUNTY, NJ

THE DPMC IS SEEKING TO ENGAGE THE SERVICES OF A CONSULTING TEAM TO UPGRADE THE BUILDING HVAC CONTROLS IN THE RICHARD J. HUGHES JUSTICE COMPLEX IN TRENTON, NJ TO REDUCE ENERGY CONSUMPTION.

THE RICHARD J. HUGHES JUSTICE COMPLEX IS A 1,080,000 SQUARE FOOT STEEL AND MASONRY BUILDING THAT WAS CONSTRUCTED IN 1982. IT IS CLASSIFIED AS BUSINESS/ASSEMBLY-3 USE GROUP AND TYPE 1-B CONSTRUCTION. IT HAS ELEVEN FLOORS; FLOORS 1 THROUGH 8 ARE OFFICE SPACE AND FLOOR 9 IS THE MECHANICAL PENTHOUSE. LEVEL P-1 IS THE STREET LEVEL AND P-2 IS THE PARKING GARAGE AND MECHANICAL/ELECTRICAL EQUIPMENT AREA. THE JUSTICE COMPLEX IS SUPPLIED WITH HOT WATER AND CHILLED WATER BY VEOLIA FROM ONE COGENERATION FACILITY AND MULTIPLE CHILLED WATER FACILITIES. IN 1995, A ROBERTSHAW DIGITAL MANAGEMENT SYSTEM (DMS) BUILDING AUTOMATION SYSTEM WAS INSTALLED AT THE JUSTICE COMPLEX AS PART OF AN ENERGY MANAGEMENT SYSTEM PROJECT. THE SYSTEM IS ACCESSED THROUGH A SINGLE WORKSTATION LIMITING ACCESS FOR BUILDING STAFF TO MAKE ADJUSTMENTS AND MANAGE ENERGY PERFORMANCE. THE DMS COMPONENTS ARE NO LONGER MANUFACTURED AND THE SYSTEM IS IN NEED OF AN UPGRADE. LIGHTING CONTROLS WERE UPGRADED IN 2012.

THE SCOPE OF WORK FOR THIS PROJECT CAN BE OBTAINED VIA THE DPMC WEB SITE AT WWW.STATE.NJ.US/TREASURY/DPMC.

THE CONSULTANT SHALL BE A FIRM PREQUALIFIED WITH THE DIVISION OF PROPERTY MANAGEMENT AND CONSTRUCTION (DPM&C) IN ENERGY MANAGEMENT CONTROL SYSTEMS (DISCIPLINE CODE P055) WITH A DOLLAR RATING OF \$10 MILLION OR GREATER. THE FIRM SHALL HAVE IN-HOUSE CAPABILITIES OR SUB-CONSULTANTS PREQUALIFIED WITH THE DPMC IN ESTIMATING / COST ANALYSIS (DISCIPLINE CODE P025), AND ALL OTHER ARCHITECTURAL, ENGINEERING AND SPECIALTY DISCIPLINES NECESSARY TO COMPLETE THE PROJECT AS DESCRIBED IN THE SCOPE OF WORK.

PRELIMINARY TECHNICAL PROPOSALS (DPMC 48B), AN ORIGINAL AND FIVE (5) COPIES, ARE DUE TO DPMC NO LATER THAN 2:00 P.M., AUGUST 2, 2016 AND SHALL BE SUBMITTED TO THE ATTENTION OF CATHERINE DOUGLASS, CONSULTANT SELECTION COORDINATOR, CONTRACTS & PROCUREMENT, DIVISION OF PROPERTY MANAGEMENT & CONSTRUCTION, 33 WEST STATE STREET, 9TH FLOOR PLAN ROOM, P.O. BOX 034, TRENTON, NEW JERSEY 08625-0034. SUBMISSIONS RECEIVED AFTER 2:00 P.M., AUGUST 2, 2016 WILL NOT BE CONSIDERED. ONLY FIRMS CURRENTLY PREQUALIFIED WITH DPMC IN ENERGY MANAGEMENT CONTROL SYSTEMS WITH A DOLLAR RATING OF \$10 MILLION GREATER MAY SUBMIT. ALL JOINT VENTURE FIRMS MUST BE SEPARATELY PREQUALIFIED IN ENERGY MANAGEMENT CONTROL SYSTEMS WITH AT LEAST ONE FIRM HAVING A DOLLAR RATING OF \$10 MILLION OR GREATER.

PLEASE NOTE THERE IS A MAXIMUM 40-PAGE LIMIT FOR PRELIMINARY TECHNICAL PROPOSALS (FORM 48B) SUBMITTED FOR THIS PROJECT. SUBMISSIONS EXCEEDING THE 40-PAGE LIMIT WILL NOT BE CONSIDERED.

PRELIMINARY TECHNICAL PROPOSAL FORMS (48B) ARE ALSO AVAILABLE ON THE DPMC WEB SITE AT WWW.STATE.NJ.US/TREASURY/DPMC.

ALL SUB-CONSULTANT(S) PARTICIPATING ON YOUR PROJECT TEAM MUST BE SEPARATELY PREQUALIFIED BY DPMC IN THE DISCIPLINE(S) FOR WHICH THEY WILL BE PROVIDING PROFESSIONAL SERVICES. IF NOT CURRENTLY PREQUALIFIED, A COMPLETED PREQUALIFICATION APPLICATION MUST BE RECEIVED BY AUGUST 2, 2016. PLEASE VISIT THE DPMC WEBSITE AT WWW.STATE.NJ.US/TREASURY/DPMC TO OBTAIN A PREQUALIFICATION APPLICATION (FORM 48A) OR CONTACT THE PREQUALIFICATION UNIT AT (609) 777-4561.

THE CONSULTANT SELECTION COMMITTEE FOR THIS PROJECT WILL EVALUATE THE PRELIMINARY TECHNICAL PROPOSALS BASED UPON: DEMONSTRATION OF THE FIRM / PROJECT TEAM'S ORGANIZATION, AND THE FIRM / PROJECT TEAM'S EXPERIENCE ON PROJECTS OF A SIMILAR SIZE AND NATURE. PROJECT APPROACH, SCHEDULE, AND COST ESTIMATING/BUDGET CONTROL WILL BE INCLUDED FOR REVIEW OF THE TECHNICAL PROPOSALS.

INTERESTED FIRMS THAT MEET THE PREQUALIFICATION CRITERIA MAY OBTAIN AN RFP PACKAGE BY CONTACTING CATHERINE DOUGLASS OF DPMC AT (609) 777-3094 OR BY E-MAIL TO CATHERINE.DOUGLASS@TREAS.NJ.GOV.

ALL COMPETING FIRMS ARE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF P.L. 1975, C. 127 (N.J.A.C. 17:27), REGARDING NON-DISCRIMINATION REQUIREMENTS IN THE PERFORMANCE OF STATE CONTRACTS AND P.L. 2005, C. 51 CERTIFICATION AND DISCLOSURE OF POLITICAL CONTRIBUTIONS.

RICHARD M. FERRARA, ASSISTANT DEPUTY DIRECTOR
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DIVISION OF PROPERTY MANAGEMENT AND CONSTRUCTION
STATE OF NEW JERSEY
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